

## STAFF REPORT

DATE April 18, 2017  
PLACE 50 W Gay St  
TIME 3:00 pm

### A CALL TO ORDER

### B APPROVAL OF MINUTES

~3:01 Meeting Summary – February 21, 2017

### C Applications for CONCEPTUAL REVIEW

~3:05 17-04-001 Address: 491 West Broad Street  
Property Owner: A.D. Farrow  
Applicant: Blostein/Overly Architects  
To be reviewed: New Construction (Conceptual)

**Sub-Districts:** West Broad St Arts and Innovation Dodge Park

**Code Reference:** 3323.19 Uses  
3323.21 Development Standards

#### Staff Observations:

491 West Broad Street is an approximately 1 acre site located on three parcels spanning from S. May Ave to McDowell St. The site is currently occupied by the A.D. Farrow Co., a Harley-Davidson motorcycle dealership. The applicant proposes a 9,000 SF showroom and service center addition to the existing structure on the site. Existing parking is located to the rear of the property. The applicant has not provided total square footage by use or parking calculations for review at this time.

Additional information will be required to determine any modifications to the East Franklinton Development Standards. Possible modifications include: 1. A reduction in required parking or bicycle parking; 2. Parking lot screening and/or trees; 3. Parking setbacks; and 4. Parking approved for use on a separate parcel.

#### Applicable Code Land Use Standard:

Standard	Broad Street Sub-District	Staff Comments
Retail > 10,000 SF provided the building footprint does not exceed 15,000 SF	Permitted Use	SF requested from applicant
Auto Repair	Permitted Use	Consistent
Additional uses		Additional information requested

**Applicable Code Development Standards:**

Standard	Broad Street Sub-District	Staff Comments
Minimum Front Yard Maximum Front Yard	0' 15' (For up to 50% of the building frontage)	Consistent
Minimum Parking Setback	5'	Additional information requested
Minimum Side Yard	0'	Consistent
Minimum Fence/Wall Setback	0'	N/A
Minimum Rear Yard	0'	N/A
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	TBD
Graphics	3323.21	Consistent
Parking, stacking, circulation	Not permitted between the principle building and right-of-way.	Consistent
Parking	Required parking calculation not provided at this time.	Additional information requested

**Applicable Plan Land Use Recommendation:**

Standard	Broad Street Sub-District	Staff Comments
Urban Mixed Use	Retail uses are appropriate throughout the neighborhood, consistent with the East Franklinton plan, provided applicable code requirements are met.	Consistent

As presented, the proposed development is generally consistent with the recommendations of the East Franklinton Creative Community District Plan. Staff has requested the applicant provide additional information regarding the use by area (sq.ft.), parking calculations, a detailed site plan and setback/parcel line details. Staff recommends the addition of storefront windows on the west elevation (retail, office bays), and discussion of the detailing and materials on the east, south and west elevation to in order to provide “four sided architecture” as recommended by the plan. Based on the East Franklinton Graphic Design Guidelines, staff recommends a reduction in the height of the AD Farrow lettering and transition of the Harley Davidson sign to a blade sign. The Guidelines recommend signage should be pedestrian in orientation and scale, wall signs should not exceed 50% of the width of the structure, and the area of a blade sign should be 12 sq. ft. per side.

**D STAFF ISSUED CERTIFICATES OF APPROVAL**

253 S Grubb | Application #17-03-001 (Single-family)

1. Demo and New Construction of Detached Garage | Reviewed 03/21/2017 | Issued 03/21/2017

**E BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

510-534 W Town | Application #16-11-001 (Multifamily)

1. New Construction | Reviewed 12/14/2016 | Issued 03/29/2017  
401 W Town | Application January 21, 2014 (Retail)
2. Temporary Event | Reviewed 1/21/2014 | Issued 03/08/2017  
289 W Walnut | Application #17-02-001 (Artist studios)
3. Exterior Modification and Parking Lot | Reviewed 02/21/2017 | Issued 03/07/2017  
250 W Rich | Application #16-06-001 (Mixed Use Development)
4. New Construction | Reviewed 11/15/2016 | Issued 02/15/2017

**F NEXT MEETING**

Tuesday – May 16, 2017 at 50 W Gay St at 3:00 pm

